

047.A

Map

0006

Block

0176.1

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 528,900 /

USE VALUE: 528,900 /

ASSESSed: 528,900 /

Total Card /

528,900

Total Parcel

528,900

PROPERTY LOCATION

| | | |
|-----|--------|------------------------|
| No | Alt No | Direction/Street/City |
| 176 | | FRANKLIN ST, ARLINGTON |

OWNERSHIP

| | | | | |
|-----------|----------------------------|-------|----------|---|
| Owner 1: | FANCHER NATHAN THOMAS & | | | |
| Owner 2: | FANCHER MICHELE EGAN | | | |
| Owner 3: | | | | |
| Street 1: | 176 FRANKLIN STREET UNIT 1 | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry | Own Occ: | Y |
| Postal: | 02474 | Type: | | |

PREVIOUS OWNER

| | | | |
|-----------|---------------------|-------|--|
| Owner 1: | LEONARD STEPHEN G - | | |
| Owner 2: | - | | |
| Street 1: | 176 FRANKLIN STREET | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1490 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7379 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 102 | 0.000 | 528,900 | | | 528,900 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.000 | 528,900 | | | 528,900 |
| Total Parcel | 0.000 | 528,900 | | | 528,900 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 354.97 | /Parcel: | 354.97 |

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

047.A-0006-0176.1

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 102 | FV | 528,900 | 0 | . | | 528,900 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 513,300 | 0 | . | | 513,300 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 505,500 | 0 | . | | 505,500 | 505,500 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 474,400 | 0 | . | | 474,400 | 474,400 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 419,300 | 0 | . | | 419,300 | 419,300 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 382,000 | 0 | . | | 382,000 | 382,000 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 390,800 | 0 | . | | 390,800 | 390,800 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 530,300 | 0 | . | | 530,300 | 530,300 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| LEONARD STEPHEN | 62949-480 | | 11/19/2013 | | 381,000 | No | No | F | |
| | | | | | | | | | |
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TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| | | | | | | | | |
|------------|--------|----------|--------|-----|------------|----------|------------|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 11/27/2019 | 1951 | Redo Bat | 23,250 | C | | | | |
| | | | | | | | | |
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ACTIVITY INFORMATION

| | | | |
|-----------|-----------|-----|--------|
| Date | Result | By | Name |
| 7/12/2018 | Measured | DGM | D Mann |
| 3/17/2014 | NEW CONDO | PC | PHIL C |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

